

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Middlesex County Consortium State: NJ

PJ's Total HOME Allocation Received: \$23,461,379 PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|-------------|---------|
| | | | | | Group | B | Overall |
| | | | | PJs in State: | 27 | | |
| Program Progress: | | | | | | | |
| % of Funds Committed | 93.72 % | 89.44 % | 5 | 90.66 % | 79 | | 78 |
| % of Funds Disbursed | 80.03 % | 79.59 % | 18 | 81.06 % | 34 | | 34 |
| Leveraging Ratio for Rental Activities | 5.45 | 4.71 | 1 | 4.62 | 100 | | 100 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 81.93 % | 85.10 % | 21 | 81.27 % | 27 | | 25 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 40.90 % | 65.13 % | 24 | 68.23 % | 11 | | 13 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 87.36 % | 82.90 % | 10 | 79.86 % | 68 | | 62 |
| % of 0-30% AMI Renters to All Renters*** | 46.10 % | 44.92 % | 16 | 44.82 % | 54 | | 51 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 87.73 % | 96.07 % | 25 | 94.65 % | 13 | | 13 |
| Overall Ranking: | | | | In State: | 19 / 27 | Nationally: | 29 34 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$43,866 | \$26,982 | | \$25,419 | 269 Units | | 78.00 % |
| Homebuyer Unit | \$13,506 | \$16,774 | | \$14,530 | 76 Units | | 22.00 % |
| Homeowner-Rehab Unit | \$0 | \$15,065 | | \$20,251 | 0 Units | | 0.00 % |
| TBRA Unit | \$0 | \$8,048 | | \$3,156 | 0 Units | | 0.00 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Middlesex County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$129,595 | \$213,832 | \$0 |
| State:* | \$102,139 | \$92,233 | \$16,998 |
| National:** | \$89,640 | \$72,481 | \$22,984 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|---|---|
| White: | 67.8 | 39.5 | 0.0 | 0.0 |
| Black/African American: | 19.5 | 26.3 | 0.0 | 0.0 |
| Asian: | 1.3 | 11.8 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 1.3 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 1.3 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 1.3 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|--|--|---|---|
| Hispanic | 10.2 | 19.7 | 0.0 | 0.0 |
|----------|--|--|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|---|---|
| 1 Person: | 66.5 | 22.4 | 0.0 | 0.0 |
| 2 Persons: | 15.7 | 27.6 | 0.0 | 0.0 |
| 3 Persons: | 10.2 | 18.4 | 0.0 | 0.0 |
| 4 Persons: | 5.9 | 18.4 | 0.0 | 0.0 |
| 5 Persons: | 1.3 | 11.8 | 0.0 | 0.0 |
| 6 Persons: | 0.4 | 0.0 | 0.0 | 0.0 |
| 7 Persons: | 0.0 | 1.3 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 0.0 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|---|---|
| Single/Non-Elderly: | 19.5 | 21.1 | 0.0 | 0.0 |
| Elderly: | 55.9 | 3.9 | 0.0 | 0.0 |
| Related/Single Parent: | 8.9 | 34.2 | 0.0 | 0.0 |
| Related/Two Parent: | 7.6 | 30.3 | 0.0 | 0.0 |
| Other: | 8.1 | 10.5 | 0.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 16.9 | 0.0 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 17.4 | |
| No Assistance: | 65.7 | |

of Section 504 Compliant Units / Completed Units Since 2001 156

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Middlesex County Consortium

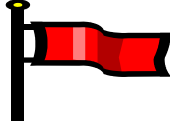
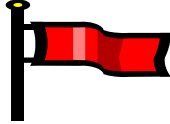
State: NJ

Group Rank: 29
(Percentile)

State Rank: 19 / 27 PJs

Overall Rank: 34
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60% | 81.93 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.54% | 40.9 |  |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 87.36 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.20% | 87.73 |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.500 | 2.41 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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